

COMMUNITY AFFAIRS

DIVISION OF CODES AND STANDARDS

DIVISION OF FIRE SAFETY

Uniform Construction Code; Uniform Fire Code

Requirements for Nightclubs

**Proposed Amendments: N.J.A.C. 5:23-3.14, 6.11, 6.13, 6.13A, 6.31, 5:70-1.5, 4.1, 4.3,
4.7, 4.9 and 4.11**

Authorized By: Charles A. Richman, Acting Commissioner, Department of Community
Affairs

Authority: N.J.S.A. 52:27D-124 and N.J.S.A. 52:27D-198

Proposal Number: PRN 2006 –

Calendar: See Summary below for explanation of exception to calendar requirement.

Submit written comments by _____, 2006 to:

Michael L. Ticktin, Esq.

Chief, Legislative Analysis

Post Office Box 802

Trenton, New Jersey 08625-0802

Fax Number: (609) 633-6729

Charles A. Richman
Acting Commissioner

Summary

In the wake of the tragic Station nightclub fire in Rhode Island in February, 2003, the Department undertook a review of the fire safety requirements for nightclubs as contained in the Uniform Fire Code (UFC) and the Uniform Construction Code (UCC). While New Jersey has a comprehensive set of code requirements, this review was undertaken to determine whether more stringent requirements should be applied to nightclub occupancies. The following is a summary of the changes that the Department is proposing as a result of this review.

1. Suppression (N.J.A.C. 5:70-4.7) - The existing rules allow owners to artificially limit occupancy to well below what the space can hold in order to fall below the threshold for a suppression system. Under the proposed rules, in order to qualify for exemption from the suppression requirement, owners would be required to reduce the size of the space so that the occupant limit cannot be exceeded. (The proposed language at N.J.A.C. 5:70-(a)2. details how this would be accomplished.) This will eliminate a significant problem created by having large halls with artificially low occupancy limits. If a space is large enough to hold more than 300 occupants, the owner will have the choice of installing the required suppression system or reducing the size of the space so that it will not hold more than 300 occupants. The proposed amendments also require suppression for all nightclubs that are not at grade no matter how small (N.J.A.C.

5:70-4.7(a)1.) and require suppression for nightclubs larger than 5,000 square feet (N.J.A.C. 5:70-4.7(a)3.)

Companion amendments to the Uniform Construction Code are proposed at N.J.A.C. 5:23-6.13A(a). (Note: As part of these proposed amendments, the suppression requirement in the rehabilitation subcode of the Uniform Construction Code is being moved from N.J.A.C. 5:23-6.13 to 6.13A.)

2. House Lights and Sound System (N.J.A.C. 5:70-4.7(a)4., 5:70-4.9(a)9. and 5:70-4.11(i)3.) - The proposed amendment requires that the house lights and the performance sound system be tied to the suppression system and to the alarm system such that an activation of either the suppression system or the alarm system would cause the house lights to return to the required level for egress lighting and the performance sound system to shut down.

Companion amendments to the Uniform Construction Code are proposed at N.J.A.C. 5:23-3.14(b)9. and 5:23-6.13A(b)2.

3. Automatic Fire Alarm Systems (N.J.A.C. 5:70-4.9) - The proposed amendments would require an automatic fire alarm system in all nightclubs with an occupant load of 100 or more that do not have a suppression system. If smoke detection is used in these systems, the system must be designed to limit the number of false alarms, thereby limiting the obvious negative impacts of false alarms on the local fire department and limiting the likelihood

that the alarm system would be disconnected by building management because of nuisance alarms.

Companion amendments to the Uniform Construction Code are proposed at N.J.A.C. 5:23-3.14(b)9., 5:23-6.13A(b) and (c) and 5:23-6.31(h).

4. Means of Egress (N.J.A.C. 5:70-4.11) - The proposed amendments would mandate that at least two-thirds of the required egress capacity be at the main entrance (or entrances) for nightclubs with an occupancy greater than 300 (N.J.A.C. 5:70-4.11(g)2.) This proposed requirement recognizes a fact of human behavior: people will return to the doors through which they entered. The remaining exits would also be required to provide two-thirds of the egress capacity. This additional egress capacity would enhance safety at higher occupancy clubs. The proposed amendments also address the remoteness of exits. Currently, the Uniform Fire Code contains no provisions for the exits to be separate from one another. All of the required egress capacity could be provided in one area. If this is the area of the fire or the exit is otherwise blocked, then there is no alternative exit. The proposed amendments establish a requirement that the exits be separated by one-half the length of the maximum overall diagonal distance of the area served in buildings without sprinklers and one-third the maximum overall diagonal distance of the area served in buildings with sprinklers (N.J.A.C. 5:70-4.11(g)1.) Finally, the proposed amendments would require that the occupant load of nightclubs be calculated based on the space available, not limited artificially to the capacity

of the existing exits, similar to the proposed amendment described above for the calculation of the occupant load to determine whether a suppression system is required (N.J.A.C. 5:70-4.11(f)3.i.)

Companion amendments to the Uniform Construction Code are proposed at N.J.A.C. 5:23-3.14(b)10., 5:23-6.11(b) and 5:23-6.13(c).

5. Use Group Definition (N.J.A.C. 5:70-1.5) - Amendments to the definition of Use Group A-2 are proposed to better identify those occupancies which should be subject to additional requirements. Specifically, buildings or spaces which afford less than 12 square feet net area per occupant, regardless of whether there is seating for all occupants, are proposed to be included. This was part of a previous Uniform Fire Code definition of nightclub. Using 12 square feet net area per occupant as a threshold will ensure that all high occupancy clubs are covered by these requirements. Also, the phrase "without theatrical stage accessories" is proposed for deletion. As the definition currently is written, buildings that would otherwise be classified as nightclubs, but have theatrical stage accessories, are not in Use Group A-2. However, they do not fit into Use Group A-1, the use group for theatres with stages, because the nightclubs lack fixed seating. This proposed change would place all nightclubs in the appropriate use group.

A companion change to the Uniform Construction Code is proposed at N.J.A.C. 5:23-3.14(b)2. Additionally, the proposed amendments to the Uniform Construction Code move dance halls from Group A-3 to Group A-2.

Throughout the proposed amendments to the Uniform Fire Code, the word "nightclub" has been added following "Use Group A-2" for clarity.

6. Relationship to Uniform Construction Code (N.J.A.C. 5:70-4.3) - The proposed amendments would update the "grandfather provision" applicable to nightclubs. Currently, any building that was issued a Certificate of Occupancy under the Uniform Construction Code, and which remains in compliance with the code provisions applicable at the time of its construction, is not required to meet the retrofit provisions of Subchapter 4 of the Uniform Fire Code. As a practical matter, this means that all buildings constructed after January 1, 1977 are exempted from retrofit requirements. Both construction code requirements and society's safety expectations have moved on many times since this provision was first adopted in 1986. Accordingly, the proposed amendment to this provision would exempt only those nightclubs constructed under the 1990 or a later edition of the Building Officials and Code Administrators (BOCA) National Building Code. The 1990 edition is being used because that edition included an expansion of suppression requirements. Also, proposed language added at N.J.A.C. 5:70-4.3(a)2. would make it clear that a variation issued pursuant to the Uniform Construction Code, for any building, would remain in effect.

7. Change of Use of an Existing Building to a Nightclub Use (N.J.A.C. 5:23-6.31(c) and (g)) - The proposed amendments would trigger requirements for adequate means of egress and for suppression when an existing building or space is converted to a nightclub.
8. Compliance Date (N.J.A.C. 5:70-4.1) - The proposed amendment to this section establishes a compliance date for all of the above requirements be one year after the date of adoption to give building owners time to bring their facilities into conformance with the enhanced fire safety requirements.

As the Department has provided a 60-day comment period on this notice of proposal, this notice is excepted from the rulemaking calendar requirement pursuant to N.J.A.C. 5:23-1:30-3.3(a)5.

Social Impact

The proposed amendments would have a positive social impact by enhancing fire safety in nightclub occupancies and serving to prevent the kind of tragic loss of life that occurred in Rhode Island.

Economic Impact

The economic impact of the proposed amendments will vary widely depending upon the configuration of the club and the degree to which it already complies with the proposed requirements.

Federal Standards Statement

No Federal standards analysis is required because these amendments are not being proposed in order to implement, comply with, or participate in any program established under Federal law or under a State law that incorporates or refers to Federal law, standards or requirements.

Jobs Impact

The Department does not anticipate that any jobs would either be created or lost as a consequence of this proposal.

Agriculture Industry Impact

The Department is not aware of any way in which the proposed amendments might have an impact upon the agriculture industry.

Smart Growth Impact

The Department does not expect that this proposal will have any impact upon either achievement of "smart growth" or implementation of the State Development and Redevelopment Plan.

Regulatory Flexibility Analysis

The proposed amendments might have an impact on "small businesses," as defined by the Regulatory Flexibility Act, in N.J.S.A. 52:14B-16 et seq. As a result of the proposed amendments, nightclub owners, many of whom may be "small businesses," will be required to provide a higher level of fire safety at their establishments. These proposed requirements are justified based upon the nature of the hazards inherent in a nightclub use. The proposed amendments do not impose any additional recordkeeping or reporting requirements on small businesses.

Full text of the proposal follows (additions indicated in boldface **thus**; deletions indicated in brackets [thus]):

5:23-3.14 Building Subcode

(a) (No change.)

(b) The following chapters of the building subcode are modified as follows:

1. (No change.)

2. Chapter 2, Definitions, shall be amended as follows:

i. - vii. (No change.)

viii. A definition of "nightclub" shall be inserted as follows:

"NIGHTCLUB. All buildings and places of public assembly designed for use as dance halls, eating and/or drinking establishments, and similar occupancies, in which the established maximum permitted occupant load exceeds the number of seats provided by more than 30 percent or which affords less than 12 square feet net area per occupant. For purposes of determining the net area per occupant, only the actual public assembly room or rooms shall be considered. For purposes of applying the requirements of this code, the nightclub shall include all rooms, lobbies and other spaces connected thereto with a common means of egress and entrance."

Renumber viii. - x. as ix. - xi. (No change in text.)

3. Chapter 3, Use and Occupancy Classification, shall be amended as follows:

i. – ii. (No change.)

iii. In Section 303.1, Delete “Dance halls” from Group A-3 and insert “Dance halls” into Group A-2.

Renumber iii. – vii as iv. – viii. (No change in text.)

4.- 8. (No change.)

9. Chapter 9, Fire Protection Systems, shall be amended as follows:

i. Section 903.2.1.2., Group A-2, shall be amended to add a new section 903.2.1.2.1 as follows: “903.2.1.2.1 In Group A-2 Nightclubs, the automatic sprinkler system shall be tied to the performance sound system and to the house lights in such a way that activation of the automatic sprinkler system mutes the performance sound system and restores the intensity of illumination to that required by 1003.2.11.1.”

Renumber i. - x. as ii. - xi. (No change in text.)

xii. Add new section 907.2.1.3 as follows:

“907.2.1.3 Group A-2 Nightclubs. An automatic fire detection system shall be installed throughout all Group A-2 nightclubs with an occupant load of 100 or more. If the alarm is activated by smoke detectors, it shall be activated by either two cross-zoned smoke detectors within a single protected area or a single smoke detector monitored by an alarm verification zone or an approved equivalent method and the smoke detectors shall be of a type designed to reduce the possibility of false notifications based on the conditions present in the area protected. The automatic fire detection system shall be tied to the performance sound system and to the house lights in such a way that activation of the fire detection system mutes the performance sound system and restores the intensity of illumination to that required by 1003.2.11.1.

Exception: Automatic fire detection systems are not required in buildings provided with an automatic sprinkler system throughout."

Renumber xi. - xiii. as xiii. - xv. (No change in text.)

10. Chapter 10, Means of Egress, shall be amended as follows:

i. - xii. (No change.)

xiii. At Section 1008.1, entitled "Assembly main exit", add the text "other than nightclubs," after "Group A occupancies" at the beginning of the first sentence.

(1) In the exception, "other than nightclubs" add after "In assembly occupancies" at the beginning of the exception.

xiv. Add new section 1008.1.1 as follows:

"1008.1.1 Group A-2 Nightclubs. Buildings or portions thereof of Group A-2 nightclubs with an occupant load of 100 or more shall have a main entrance capable of serving as the main exit with an egress capacity for at least one-half the total occupant load is required. The remaining exits shall be capable of providing two-thirds of the total required exit capacity. Buildings or portions thereof of Group A-2 nightclubs with an occupant load of more than 300 shall have a main entrance capable of serving as the main exit with an egress capacity for at least two-thirds of the total occupant load. The remaining exits shall also be capable of providing two-thirds of the total required exit capacity."

Renumber xiii. as xiv. (No change in text.)

11. - 25. (No change.)

5:23-6.11 Basic Requirements in all Groups

(a) (No change.)

(b) Capacity of Means of Egress: The capacity of the means of egress in each work area shall be sufficient for the maximum permitted occupant load of the work area and any adjacent spaces served by that means of egress as calculated on a per floor basis. Means of egress shall be measured in units of exit width of 22 inches.

1. The maximum permitted occupant load of a space shall be determined by the capacity of the means of egress serving the space as calculated in accordance with Table

1. Building owners shall have the option of establishing a reasonable restriction on the occupant load of the space based on the existing capacity of the means of egress or of providing additional egress capacity.

i. Exception: For nightclubs, the occupant load of the space shall be determined in accordance with the building subcode. The occupant load for dance floors shall be calculated at seven square feet of floor area per occupant.

(Plan review--Building, Fire. Inspection--Building)

5:23-6.13 Basic Requirements - [Use] Group A-2 Nightclubs

[(a) Automatic Fire Suppression System: An automatic fire suppression system shall be required in buildings with an occupant load of 50 or more.

1. Exception: Suppression shall not be required for buildings with a permitted occupancy of fewer than 300 having all components of the required means of egress on the same level as the use and having all such exits discharging not more than five feet above, nor more than two feet below, the adjacent grade;

2. Exception: Suppression shall not be required for buildings with a permitted

occupancy of fewer than 200 having no portion of the required means of egress located more than one level above, or more than two feet below, the adjacent grade. (Fire)]

Redesignate (b) - (c) as (a) - (b) (No change in text.)

[(d)][c] Capacity of Means of Egress: The capacity of the means of egress in each work area shall be determined in accordance with N.J.A.C. 5:23-6.11(b). [Additionally, for buildings with an occupant load of 100 or more, a main entrance capable of serving as the main exit with an egress capacity for at least one-half the total occupant load is required. The remaining exits shall be capable of providing one-half of the total required exit capacity.] The main exit and at least one remaining exit shall be placed a distance apart equal to one-half the length of the maximum overall diagonal distance of the area served in buildings not equipped throughout with an automatic fire sprinkler system and one-third the maximum overall diagonal distance of the area served in buildings that are equipped throughout with an automatic fire sprinkler system [This provision shall not apply in buildings with multiple main entrances.] (Plan review--Building, Fire.

Inspection--Building)

1. Buildings with an occupant load of 100 or more shall have a main entrance capable of serving as the main exit with an egress capacity for at least one-half the total occupant load is required. The remaining exits shall be capable of providing two-thirds of the total required exit capacity.

2. Buildings with an occupant load of more than 300 shall have a main entrance capable of serving as the main exit with an egress capacity for at least two-thirds of the total occupant load. The remaining exits shall also be capable of providing two-thirds of the total required exit capacity.

Redesignate (e) - (p) as (d) - (o) (No change in text.)

5:23-6.13A Supplemental requirements - [Use] Group A-2 Nightclubs

(a) Automatic Fire [Suppression] Sprinkler System: [When the work area is 5,000 square feet (gross enclosed floor area) or more, an automatic fire suppression system shall be installed throughout the floor on which the A-2 Use is located and on all floors below. If the A-2 Use is below grade, then an automatic fire suppression system shall be installed throughout the floor on which the A-2 Use is located and on all floor above up to and including the level of exit discharge]. An automatic fire sprinkler system shall be installed throughout all floors containing the Group A-2 nightclub and all floors between the Group A-2 nightclub and the level of exit discharge when the conditions in 1. or 2. below exist:

1. The work area is located on a floor other than the level of exit discharge; or
i.. For purposes of applying this section, the level of exit discharge shall be defined as having all exits discharging not more than five feet above nor more than two feet below the adjacent grade.

2. The work area is at the level of exit discharge and has an occupant load of 300 or more or a net occupiable floor area of greater than 5,000 square feet.

3. The automatic fire sprinkler system shall be tied to the performance sound system and to the house lights in such a way that activation of the automatic sprinkler system mutes the performance sound system and restores the intensity of illumination to that required by the building subcode. (Fire)

(b) Automatic Alarm System: When the occupant load of the work area exceeds [25

percent of the gross enclosed floor area of the building] 100, an automatic fire alarm system that complies with NFPA 72 shall be installed [in all storage, workshop, boiler or furnace rooms] throughout. (Fire)

1. If the alarm is activated by smoke detectors, it shall be activated by either two cross-zoned smoke detectors within a single protected area or a single smoke detector monitored by an alarm verification zone or an approved equivalent method and the smoke detectors shall be of a type designed to reduce the possibility of false notifications based on the conditions present in the area protected.

2. The automatic fire alarm system shall be tied to the performance sound system and to the house lights in such a way that activation of the fire detection system mutes the performance sound system and restores the intensity of illumination to that required by 1003.2.11.1.

(c) Manual alarm system: For buildings greater than three stories in height with occupant loads over 25, when the work area exceeds 25 percent of the gross enclosed floor area of the building, or for buildings where the occupant load of the work area exceeds 100, manual fire alarms shall be required throughout the building. (Fire)

(d) - (f) (No change.)

5:23-6.31 Change of use

(a) - (b) (No change.)

(c) Means of Egress: The following requirements apply to means of egress in a change of use:

TABLE C	
Hazard Categories and Classifications	
Means of Egress	
Relative Hazard	Use Classification
1 (highest)	H-1, H-2, H-3, <u>A-2 nightclubs</u>
2	I-2, I-3, I-4
3	A (<u>other than A-2 nightclubs</u>), E, I-1, M, R-1, R-2, R-4
4	B, F-1, R-3, R-5, S-1, H-4, H-5
5 (lowest)	F-2, S-2, U

(d) – (f) (No change.)

(g) The following fire suppression system requirements apply in change of use.

TABLE G	
Hazard Categories and Classifications	
Fire Suppression	
Relative Hazard	Use Classification
1 (highest)	<u>A-2 nightclubs</u> , H, I
2	A-2 (<u>other than nightclubs</u>), R-1, R-2, R-4
3	A-1, [A-2 Other than Nightclubs,] A-3, A-4
4	F-1, M, S-1
5	A-3 Churches, E
6 (lowest)	A-5, B, F-2, R-3, R-5, S-2, U

1. - 3. (No change.)

(h) Fire Alarm and Detection Systems: When a change of use is made to any of the following groups, a fire alarm system and/or an automatic fire detection system shall be installed in accordance with Section 907 of the building subcode. Where a portion of the

building is changed to any of the following groups, a fire alarm system and/or an automatic fire detection system shall be installed throughout the building in accordance with Section 907 of the building subcode unless the proposed use is separated from the other use(s) in the building by assemblies with the appropriate fire resistance rating in accordance with Table 302.3.3 of the building subcode in which case only the portion changed shall comply. (For purposes of applying this section, horizontal separation shall not be considered.)

1. Group A: A manual or automatic fire alarm system shall be installed and maintained as required by Section 907.2.1 of the building subcode.

(i) - (q) (No change.)

5:70-1.5 Definitions

"Use" or "Use Group" means the use to which a building, portion of a building, or premises, is put as follows. It shall also mean and include any place, whether constructed, manufactured or naturally occurring, whether fixed or mobile, that is used for human purpose or occupancy that would subject it to the provisions of this Code if it were a building or premises.

1. - 2. (No change.)

3. "Use Group A-2 (nightclubs)": This Use Group shall include all buildings and places of public assembly, [without theatrical stage accessories,] designed for use as dance halls, nightclubs, [and] eating and/or drinking establishments, and similar occupancies, in which the established maximum permitted occupant load exceeds the

number of seats provided by more than 30 percent or which affords less than 12 square feet net area per occupant. For purposes of determining the net area per occupant, only the actual public assembly room or rooms shall be considered. For purposes of applying the requirements of this chapter, the nightclub [and] shall include all rooms, lobbies and other spaces connected thereto with a common means of egress and entrance.

4. - 19. (No change.)

5:70-4.1 Code adopted; scope

(a) (No change.)

(b) All buildings for which requirements are established in this subchapter shall be in compliance with such applicable requirements of this subchapter, unless a date for compliance is set forth in this subchapter.

1. (No change.)

2. Use Group A-2 (nightclubs) shall be in compliance with the applicable requirements of N.J.A.C. 5:70-4.7, 4.9 and 4.11 adopted on [date of adoption] by [date one year from date of adoption of the proposed amendments].

5:70-4.3 Relationship to Uniform Construction Code

(a) A building in full compliance with the subcodes adopted pursuant to the Uniform Construction Code Act and regulations in force at the time of its construction and possessing a valid certificate of occupancy shall not be required to conform to the more

restrictive requirements established by this subchapter except as may be required by [(a)3] (a)5. below.

1. Exception to (a) above: A building or portion thereof of Use Group A-2 nightclub shall be required to conform to the more restrictive requirements established by this subchapter unless the building is in full compliance with the Building Officials and Code Administrators National Building Code, 1990 edition or a later edition of the building subcode of the Uniform Construction Code, and possesses a valid certificate of occupancy.

2. A variation issued in writing pursuant to the Uniform Construction Code in connection with the construction of a building shall remain in force and effect provided that all of the conditions of the variation continue to be met and shall not be reversed or modified for purposes of establishing compliance with this subchapter.

1. - 3. Renumber as 3. - 5. (No change in text.)

(b) (No change.)

5:70-4.7 Fire suppression systems

(a) All buildings of Use Group A-2 (nightclubs) or portions thereof when separated in accordance with (l) below [with a permitted occupant load of 50 or more] shall be equipped throughout with an automatic fire suppression system installed in accordance with the New Jersey Uniform Construction Code where any of the conditions in 1., 2. or 3. below exist:[.]

1. [The following are exceptions to paragraph (a) above:

i. Buildings with a permitted occupancy of fewer than 300 having all components of the required means of egress on the same level as the use and having all such] The A-2 Use or portion thereof is located on a floor other than the level of exit discharge. For purposes of applying this section, the level of exit discharge shall be defined as having all exits discharging not more than five feet above, nor more than two feet below, the adjacent grade[.];

[ii. Buildings with a permitted occupancy of fewer than 200 having no portion of the required means of egress located more than one level above, or more than two feet below, the adjacent grade.]

2. The building or portion thereof has an occupant load of 300 or more; or

i. Voluntarily limiting occupant load in a space that will accommodate a greater number shall not be permitted for purposes of determining whether suppression is required. The nightclub space itself may be reduced to a size such that the occupant load calculated in accordance with Table 5:70-4.11(f)3 is fewer than 300. If this option is chosen, then the following conditions shall apply:

- (1) The nightclub space shall be separated from other portions of the building through the use of one hour fire resistance rated assemblies constructed in accordance with the building subcode of the Uniform Construction Code (N.J.A.C. 5:23-3.14.)
- (2) Opening protectives constructed in accordance with the building subcode shall be required for all openings between

accessory use areas and the nightclub space. For purposes of applying these requirements, accessory use areas shall include, but not be limited to, all back of house spaces, storage rooms, offices, kitchens and coatrooms. Accessory use areas shall not include any assembly spaces.

(3) No openings shall be permitted between any non-accessory use areas and the nightclub.

(4) The separated, non-accessory portions of the building shall not contain any assembly uses.

(5) The means of egress serving any separated, non-accessory portions of the building and the means of egress serving the nightclub shall be totally independent of one another.

(A) Exception: Means of egress shared between a nightclub and a separated, non-accessory space shall be permitted for nightclubs located in buildings of Use Group R-1.

3. The building or portion thereof exceeds 5,000 square feet.

4. The automatic fire suppression system shall be tied to the performance sound system and to the house lights in such a way that activation of the fire suppression system mutes the performance sound system and restores the intensity of illumination to that required by N.J.A.C. 5:70-4.11(i)2.

(b) - (l) (No change.)

5:70-4.9 Automatic fire alarms

(a) An automatic fire alarm system shall be installed as required below in accordance with the New Jersey Uniform Construction Code.

1. - 8. (No change.)

9. In all buildings of Use Group A-2 (nightclubs) with an occupant load of 100 or more that are not otherwise required to have an automatic fire suppression system.

i. If the alarm is activated by smoke detectors, it shall be activated by either two cross-zoned smoke detectors within a single protected area or a single smoke detector monitored by an alarm verification zone or an approved equivalent method and the smoke detectors shall be of a type designed to reduce the possibility of false notifications based on the conditions present in the area protected.

ii. The automatic fire alarm system shall be tied to the performance sound system and to the house lights in such a way that activation of the fire detection system mutes the performance sound system and restores the intensity of illumination to that required by N.J.A.C. 5:70-4.11(i)2.

5:70-4.11 Means of egress

(a) - (e) (No change.)

(f) The capacity of means of egress in each story shall be sufficient for the occupant load thereof.

1. - 2. (No change.)

3. The maximum permitted occupant load of a given space shall be determined by dividing the floor area for a given use by the occupant load factor in Table 5:70-4.11(f)3.

i. Except in Use Group A-2 (nightclubs), the [The] occupant load may be equal to the total number of occupants for whom exit capacity is provided as determined by (f)1 above. The resulting total occupant load shall not exceed one occupant per five square feet of net floor area over the entire use.

(g) All buildings of Use Group A with an occupant load of 100 or more shall be provided with a main entrance capable of serving as the main exit with an egress capacity for at least one-half the total occupant load. The remaining exits shall be capable of providing two-thirds of the total required exit capacity.

1. For Use Group A-2 (nightclubs), the main exit and at least one remaining exit shall be placed a distance apart equal to one-half the length of the maximum overall diagonal distance of the area served in buildings not equipped throughout with an automatic fire sprinkler system and one-third the maximum overall diagonal distance of the area served in buildings that are equipped throughout with an automatic fire sprinkler system.

2. Use Group A-2 (nightclub) buildings with an occupant load of more than 300 shall have a main entrance capable of serving as the main exit with an egress capacity for at least two-thirds of the total occupant load. The remaining exits shall also be capable of providing two-thirds of the total required exit capacity.

(h) (No change.)

(i) All means of egress shall be provided with artificial illumination as follows:

1. - 2. (No change.)

3. In buildings of Use Groups A and E used for the exhibition of motion pictures or other projections by means of directed light, and in buildings or spaces of Use Group

A-1 or A-2 (nightclubs) used for performances, illumination [of aisles] may be reduced during [such period] periods of projection or performance to not less than 0.2 foot candle.

i. The lighting of exits, aisles [and], auditoriums and other assembly spaces shall be controlled from a location inaccessible to unauthorized persons.

Supplementary control shall also be provided in the motion picture projection room or lighting booth, if any.

ii. In assembly spaces, illumination shall be restored automatically to the level required by 2. above upon activation of the fire suppression or fire alarm system.

(j) - (o) (No change.)